

041.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

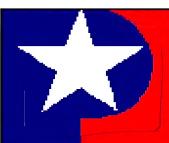
969,300 / 969,300

USE VALUE:

969,300 / 969,300

ASSESSED:

969,300 / 969,300



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12-14		DARTMOUTH ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: IAKOVOU GEORGE & AMALIA/TRS	
Owner 2: IAKOVOU INVESTMENT REALTY TR	
Owner 3:	

Street 1: 14 DARTMOUTH ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: IAKOVOU GEORGE &amp; AMALIA -

Owner 2: -

Street 1: 14 DARTMOUTH ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 3212 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	525,300		444,000	969,300		27973
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18

Prior Id # 1: 27973	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	23:02:58
APR	Time
04/09/19	13:50:58
apro	
3418	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	041.0-0003-0008.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	525,300	0	4,500.	444,000	969,300		Year end	12/23/2021
2021	104	FV	501,500	0	4,500.	444,000	945,500		Year End Roll	12/10/2020
2020	104	FV	502,000	0	4,500.	444,000	946,000	946,000	Year End Roll	12/18/2019
2019	104	FV	380,800	0	4,500.	471,800	852,600	852,600	Year End Roll	1/3/2019
2018	104	FV	380,800	0	4,500.	344,100	724,900	724,900	Year End Roll	12/20/2017
2017	104	FV	357,000	0	4,500.	299,700	656,700	656,700	Year End Roll	1/3/2017
2016	104	FV	357,000	0	4,500.	255,300	612,300	612,300	Year End	1/4/2016
2015	104	FV	318,000	0	4,500.	249,800	567,800	567,800	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IAKOVOU GEORGE	68784-95		1/19/2017	Convenience		1	No	No	
	12434-417		5/17/1973		45,000	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
11/8/2018		MEAS&NOTICE									HS	Hanne S						
4/16/2009		Measured									163	PATRIOT						
4/8/2000		Inspected									276	PATRIOT						
3/1/2000		Measured									264	PATRIOT						
8/16/1993											KT							

Sign: VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 13 - Multi-Garden	3	Rating: Average		A Bath:	Rating:			3/4 Bath:	Rating:												
Sty Ht: 2T - 2 & 3/4 Sty				A 3QBth:	Rating:			1/2 Bath:	Rating:												
(Liv) Units: 2	Total: 2			A HBth:	Rating:																
Foundation: 2 - Conc. Block				OthrFix:	Rating:																
Frame: 1 - Wood																					
Prime Wall: 5 - Asbestos																					
Sec Wall:		%																			
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: WHITE																					
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>									
Grade: C - Average				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1											
Year Blt: 1923	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:			Frl:	Rating:			Other													
Jurisdict:	Fact: .			WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
								Lower													
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	5	2										
Sec Int Wall:		%		Floor:				Additions:	1	7	2										
Partition: T - Typical				% Own:				Kitchen:													
Prim Floors: 3 - Hardwood				Name:				Baths:													
Sec Floors: 4 - Carpet	50 %							Plumbing:													
Bsmt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmt Gar:								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 2																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 041.0-0003-0008.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:	Total Special Features:										Total:									